

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No.02024
Vintage Heights 12th Addition

DATE: November 14,2002

SCHEDULED PLANNING COMMISSION MEETING:

DATE: November 27, 2002

PROPOSAL: A final plat consisting of 34 lots and one outlot.

LAND AREA: 31.77 acres more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat.

<u>RECOMMENDATION:</u>

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See legal description on the attached final plat.

LOCATION: S. 98th Street & Pine Lake Rd.

APPLICANT: Robert D. Hampton
Pine Lake Development, L.L.C.
3600 Village Dr. Suite 140
Lincoln, NE 68516
(402) 434-5650

OWNER: same as applicant

CONTACT: Robert L. Dean
Engineering Design Consultants
630 N. Cotner Blvd. Suite 105
Lincoln, NE 68505
(402) 464-4011

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: vacant

SURROUNDING LAND USE AND ZONING:

North:	R-3 Residential	Platted single family and two-family lots
South:	R-3 Residential	Platted single family and two-family lots
East:	AG Agriculture	Agricultural

West: R-3 Residential
HISTORY:

Single family and two-family residential

Sept. 27, 1999

Special Permit #1762, Vintage Heights Community Unit Plan was approved by City Council.

August 3, 1998

Vintage Heights 1st Addition Preliminary Plat was approved by City Council.

UTILITIES:

available

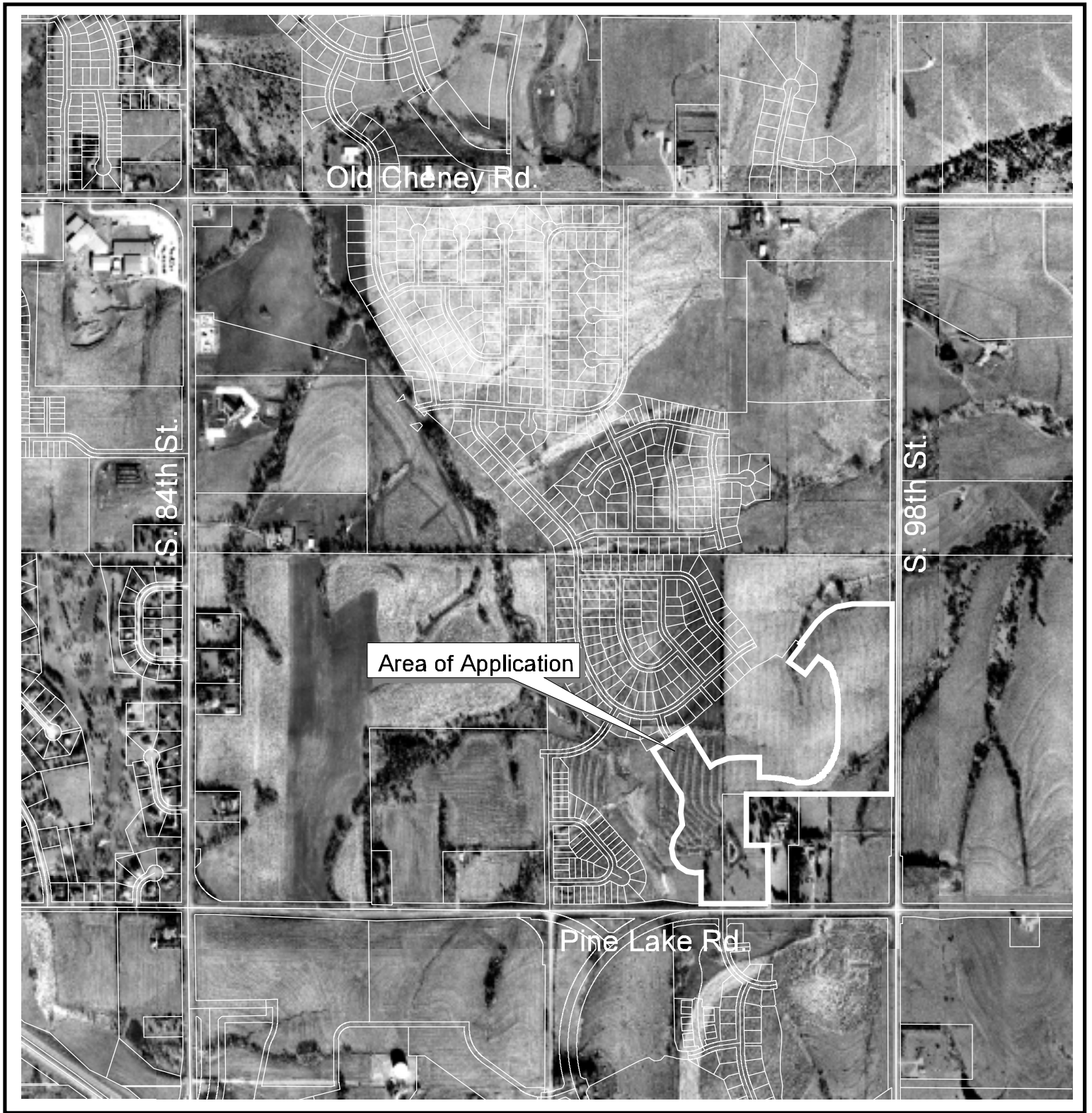
TRAFFIC ANALYSIS:

S. 98th St. and Pine Lake Rd are classified as minor arterials.

ANALYSIS:

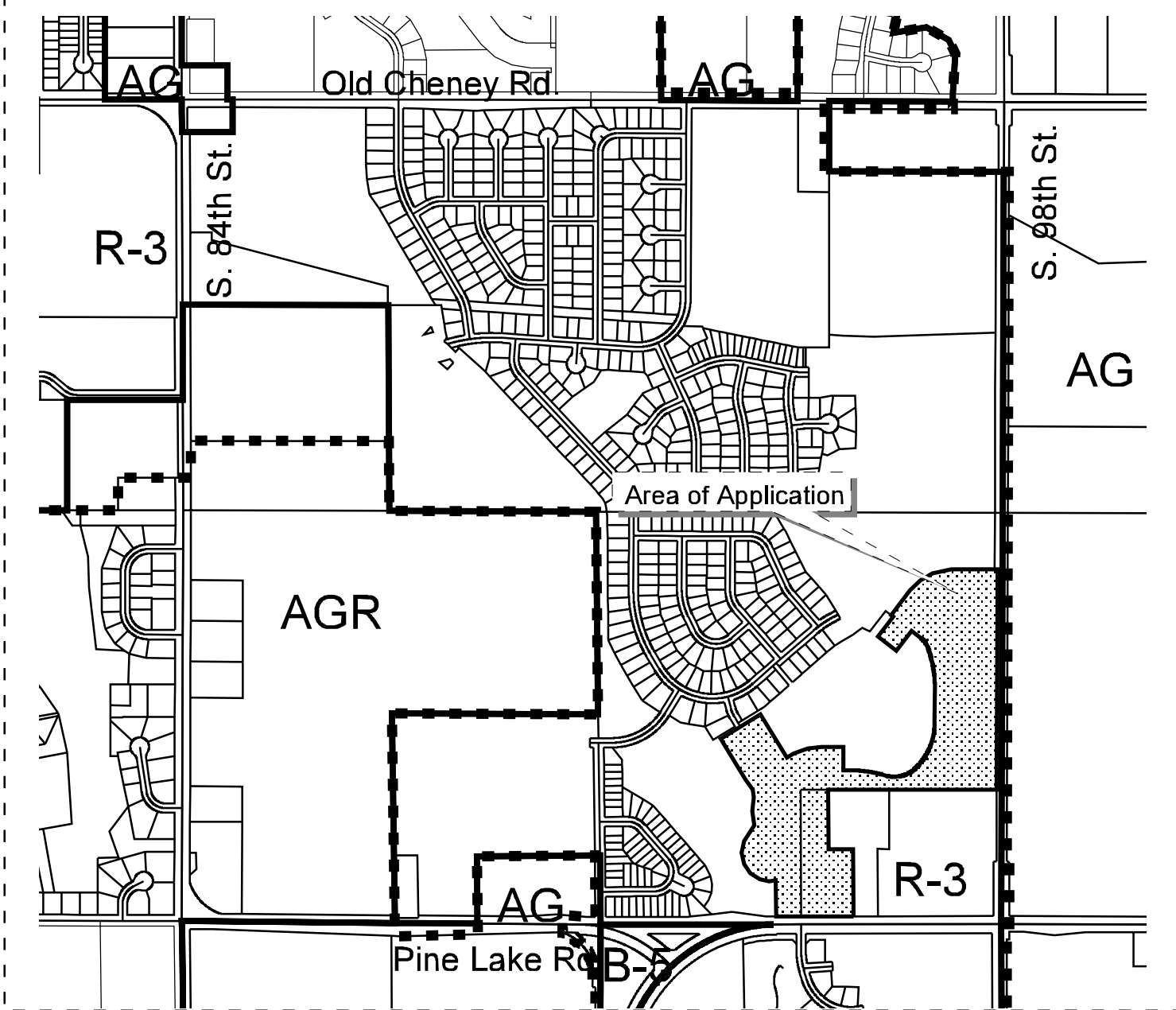
1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. Certificate of Deposits have been accepted for the completion of sidewalks, street trees and landscape screen.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Tom Cajka
Planner



Final Plat #02024
Vintage Heights 12th Add.
S. 98th & Old Cheney Rd.





Final Plat #02024
Vintage Heights 12th Add.
S. 98th & Old Cheney Rd.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

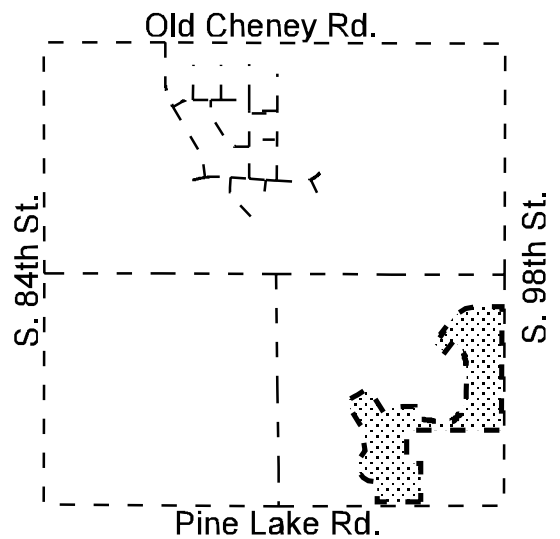
One Square Mile
 Sec. 14 T9N R7E



Zoning Jurisdiction Lines

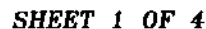


City Limit Jurisdiction

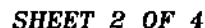


BASED UPON VINTAGE HEIGHTS 2ND ADDITION
PRELIMINARY PLAT NO. 99002

**SHEET 4 - DEDICATION AND ACKNOWLEDGEMENTS, LIEN
HOLDER CONSENT AND SUBORDINATION AND
ACKNOWLEDGEMENTS, PLANNING COMMISSION
APPROVAL**



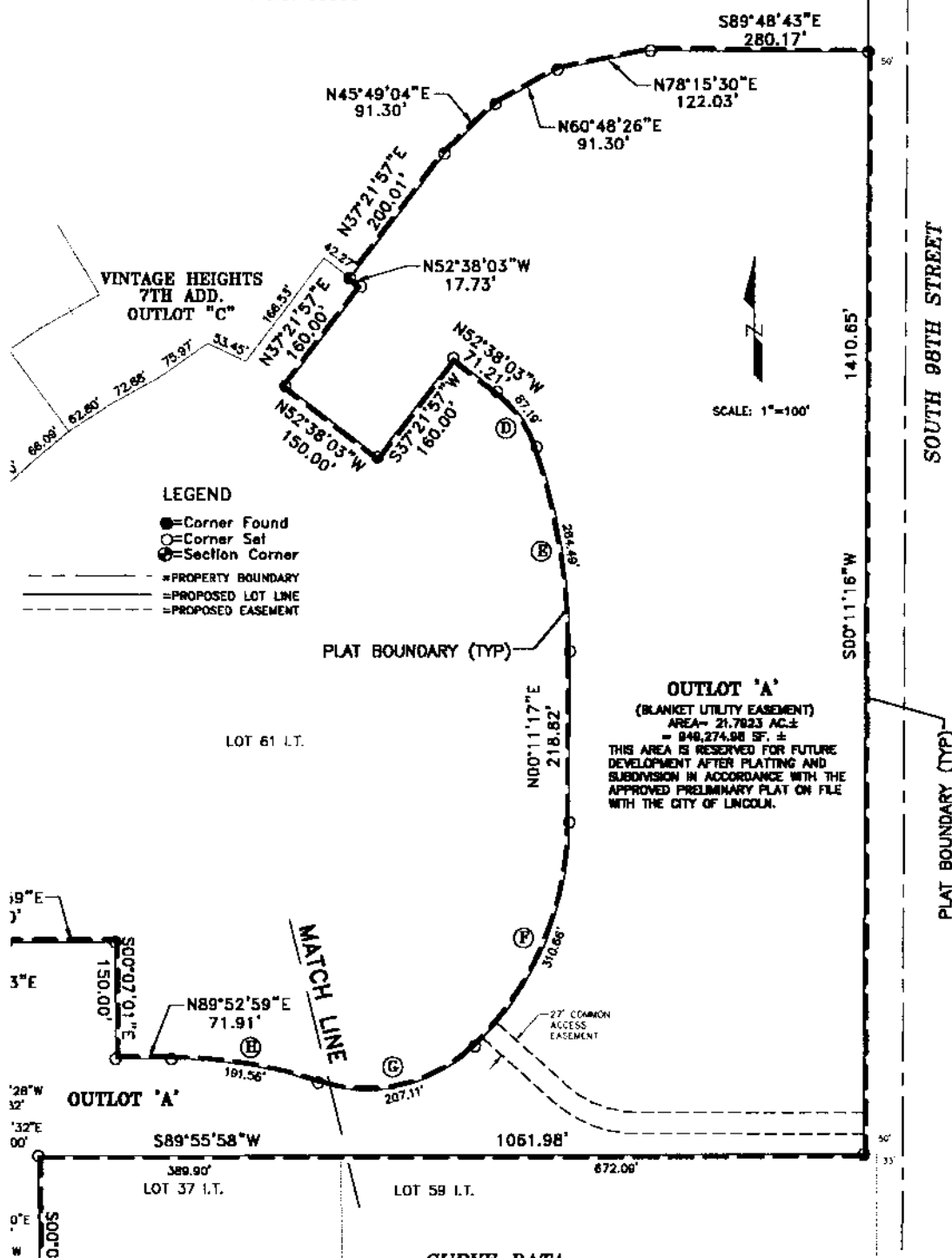
BASED UPON VINTAGE HEIGHTS 2ND ADDITION
PRELIMINARY PLAT NO. 99002



VINTAGE HEIGHTS 12TH ADDITION

FINAL PLAT

BASED UPON VINTAGE HEIGHTS 2ND ADDITION
PRELIMINARY PLAT NO. 09002



CURVE DATA

① Δ=33°47'30" R=150.00' T=45.58' L=88.47' CB=N35°44'17"W CH=87.19'	② Δ=19°01'48" R=800.00' T=134.09' L=265.71' CB=N09°19'37"W CH=264.49'	③ Δ=45°42'02" R=400.00' T=168.56' L=319.05' CB=N23°02'17"E CH=310.66'	④ Δ=62°21'58" R=200.00' T=121.04' L=217.70' CB=N77°04'16"E CH=207.11'	⑤ Δ=18°22'16" R=600.00' T=87.02' L=192.38' CB=S60°55'53"E CH=191.56'
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VINTAGE HEIGHTS 12TH ADDITION

FINAL PLAT

BASED UPON VINTAGE HEIGHTS 2ND ADDITION
PRELIMINARY PLAT NO. 89002

SURVEYOR'S CERTIFICATE

A LEGAL DESCRIPTION OF OUTLOT 10, VINTAGE HEIGHTS 6TH ADDITION AND LOT 43 IRREGULAR TRACT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE: N89°52'30"W, (AN ASSUMED BEARING), ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 850.30 FEET; THENCE: N00°07'01"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PINE LAKE ROAD AND THE POINT OF BEGINNING; THENCE: S89°52'30"W, ON SAID LINE, A DISTANCE OF 484.80 FEET; THENCE: N00°14'44"E, A DISTANCE OF 253.02 FEET; THENCE: S89°52'30"W, A DISTANCE OF 43.48 FEET; THENCE: N79°04'10"E, A DISTANCE OF 81.30 FEET; THENCE: N87°42'24"W, A DISTANCE OF 71.40 FEET; THENCE: N44°48'04"E, A DISTANCE OF 71.40 FEET; THENCE: N11°12'51"W, A DISTANCE OF 75.85 FEET; THENCE: N13°04'30"E, A DISTANCE OF 75.85 FEET; THENCE: N32°14'45"E, A DISTANCE OF 110.63 FEET; THENCE: N07°32'18"W, A DISTANCE OF 81.30 FEET; THENCE: N87°04'10"E, A DISTANCE OF 81.30 FEET; THENCE: N08°57'44"W, A DISTANCE OF 48.80 FEET; THENCE: N34°15'00"E, A DISTANCE OF 84.85 FEET; THENCE: N31°30'24"E, A DISTANCE OF 288.99 FEET; THENCE: N58°20'31"E, A DISTANCE OF 300.00 FEET; THENCE: S31°30'24"E, A DISTANCE OF 338.84 FEET; THENCE: N58°58'50"E, A DISTANCE OF 48.83 FEET; THENCE: N48°04'35"E, A DISTANCE OF 47.88 FEET; THENCE: N89°52'30"E, A DISTANCE OF 80.70 FEET; THENCE: N89°52'30"E, A DISTANCE OF 140.00 FEET; THENCE: S00°07'01"E, A DISTANCE OF 150.00 FEET; THENCE: N89°52'30"E, A DISTANCE OF 71.41 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 18°22'18", A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 182.38 FEET, A CHORD LENGTH OF 191.56 FEET AND A CHORD BEARING OF S89°55'53"E; THENCE ON SAID CURVE, A DISTANCE OF 182.38 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT, HAVING A CENTRAL ANGLE OF 62°21'58", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 217.70 FEET, A CHORD LENGTH OF 207.11 FEET, AND A CHORD BEARING OF N77°04'10"E; THENCE ON SAID CURVE, A DISTANCE OF 217.70 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A CENTRAL ANGLE OF 48°42'02", A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 316.05 FEET, A CHORD LENGTH OF 316.04 FEET, AND A CHORD BEARING OF N33°02'17"E; THENCE ON SAID CURVE, A DISTANCE OF 316.05 FEET TO A POINT OF TANGENCY; THENCE: N00°11'17"E, A DISTANCE OF 218.82 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18°01'48", A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 285.71 FEET, A CHORD LENGTH OF 284.48 FEET AND A CHORD BEARING OF N08°18'37"E; THENCE ON SAID CURVE, A DISTANCE OF 285.71 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A CENTRAL ANGLE OF 33°47'30", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 88.47 FEET, A CHORD LENGTH OF 87.14 FEET, AND A CHORD BEARING OF N34°47'17"E; THENCE ON SAID CURVE, A DISTANCE OF 88.47 FEET TO A POINT OF TANGENCY; THENCE: N52°31'03"W, A DISTANCE OF 71.21 FEET; THENCE: S37°21'57"E, A DISTANCE OF 180.00 FEET; THENCE: N52°31'03"W, A DISTANCE OF 17.73 FEET; THENCE: N37°21'57"E, A DISTANCE OF 280.01 FEET; THENCE: N45°48'04"E, A DISTANCE OF 81.30 FEET; THENCE: N40°48'24"E, A DISTANCE OF 81.30 FEET; THENCE: N79°16'30"E, A DISTANCE OF 122.03 FEET; THENCE: S89°48'45"E, A DISTANCE OF 280.17 FEET TO THE WEST ROW LINE OF S. 8TH STREET; THENCE: ON SAID ROW LINE S00°16'18"E, A DISTANCE OF 145.84 FEET; THENCE: S89°52'30"W, A DISTANCE OF 1081.88 FEET; THENCE: S00°07'01"E, A DISTANCE OF 381.04 FEET; THENCE: N45°53'56"E, A DISTANCE OF 157.00 FEET; THENCE: S00°07'01"E, A DISTANCE OF 433.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 31.787 ACRES (34 LOTS & 1 OUTLOT) MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH TITLE 28 OF THE LINCOLN MUNICIPAL CODE. TEMPORARY MARKERS HAVE BEEN PLACED AT ALL LOT CORNERS AND THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT CORNERS PRIOR TO THE CONSTRUCTION OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

LOT AREA TABLE		
BLOCK 1		
LOT NO.	AREA IN SF.	AREA IN AC.
LOT 1	8,076.71 SF.	0.2084 AC.
LOT 2	8,348.00 SF.	0.2121 AC.
LOT 3	9,380.00 SF.	0.2148 AC.
LOT 4	8,322.18 SF.	0.2140 AC.
LOT 5	8,047.47 SF.	0.2177 AC.
LOT 6	13,076.84 SF.	0.3188 AC.
LOT 7	8,850.70 SF.	0.2388 AC.
LOT 8	8,850.70 SF.	0.2388 AC.
LOT 9	11,717.81 SF.	0.2888 AC.
LOT 10	11,781.82 SF.	0.2707 AC.
LOT 11	12,714.56 SF.	0.2818 AC.
LOT 12	10,887.80 SF.	0.2522 AC.
LOT 13	11,448.00 SF.	0.2588 AC.
LOT 14	13,583.73 SF.	0.3118 AC.
LOT 15	8,154.76 SF.	0.2087 AC.
LOT 16	10,160.00 SF.	0.2378 AC.
LOT 17	11,802.31 SF.	0.2732 AC.
BLOCK 2		
LOT NO.	AREA IN SF.	AREA IN AC.
LOT 1	11,458.86 SF.	0.2831 AC.
LOT 2	8,034.10 SF.	0.2081 AC.
LOT 3	8,360.22 SF.	0.2148 AC.
LOT 4	7,880.17 SF.	0.1981 AC.
LOT 5	7,880.17 SF.	0.1981 AC.
LOT 6	7,880.16 SF.	0.1979 AC.
BLOCK 3		
LOT NO.	AREA IN SF.	AREA IN AC.
LOT 1	11,855.86 SF.	0.2722 AC.
LOT 2	8,125.00 SF.	0.1865 AC.
LOT 3	8,916.74 SF.	0.2277 AC.
LOT 4	8,916.74 SF.	0.2277 AC.
LOT 5	10,519.17 SF.	0.2368 AC.
LOT 6	7,388.40 SF.	0.1884 AC.
LOT 7	8,302.43 SF.	0.2147 AC.
LOT 8	11,382.15 SF.	0.2508 AC.
LOT 9	18,173.88 SF.	0.2780 AC.
LOT 10	11,822.72 SF.	0.2737 AC.
LOT 11	8,850.83 SF.	0.2215 AC.
OUTLOTS		
NO.	AREA IN SF.	AREA IN AC.
A	846,274.98 SF.	21.7823 AC.

DATE: R. RUSSELL ORR L.S. NO. 518
R. RUSSELL ORR LAND SURVEYING
7130 MORTON ST.
LINCOLN, NE 68607

DEDICATION

THE FOREGOING PLAT, KNOWN AS VINTAGE HEIGHTS 12TH ADDITION, A SUBDIVISION CONSISTING OF OUTLOT D, VINTAGE HEIGHTS 6TH ADDITION AND LOT 43 IRREGULAR TRACT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, IS MORE FULLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, LINCOLN ELECTRIC SYSTEM, ALLED COMMUNICATIONS, THE WARNER ENTERTAINMENT - ADVANCE MEDIA HOUSE, AQUILA INC., THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, FITTINGS, POLES, TOWERS, PIPES, AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE TELEVISION AND GAS; WASTEWATER COLLECTORS, STORM DRAINAGE, WATER MAINS AND ALL APPURTENANCES THEREON, OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENT OR DRAINAGE EASEMENT THEREON.

ANY RELOCATION OF EXISTING LES FACILITIES WILL BE AT OWNER EXPENSE.

ANY CONSTRUCTION OR GRADE CHANGES IN LES TRANSMISSION LINE EASEMENT CORRIDORS ARE SUBJECT TO LES APPROVAL AND MUST BE IN ACCORDANCE WITH LES DESIGN AND SAFETY STANDARDS. LES DOES NOT WARRANT NOR ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY SUCH DEDICATED EASEMENTS.

LANDSCAPING MATERIAL SELECTIONS WITHIN EASEMENT CORRIDORS SHALL FOLLOW ESTABLISHED GUIDELINES TO MAINTAIN MINIMUM CLEARANCE FROM UTILITY FACILITIES.

THE CITY OF LINCOLN, ITS SUCCESSORS OR ASSIGNS ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

THE STREETS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC. DIRECT VEHICULAR ACCESS TO PINE LAKE ROAD FROM LOT 12, BLOCK 1, LOT 1, BLOCK 3, AND OUTLOT A, AND TO S. 8TH STREET FROM OUTLOT A IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS _____ DAY OF _____ 20 _____

ROBERT D. HAMPTON, MANAGING MEMBER
PINE LAKE DEVELOPMENT L.L.C.
A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS _____ DAY OF _____ 18, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ROBERT D. HAMPTON, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS MANAGING MEMBER OF PINE LAKE DEVELOPMENT L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES ON THE _____ DAY OF _____ A.D.

NOTARY PUBLIC

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS VINTAGE HEIGHTS 12TH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. _____

(HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS OR STREETS, OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

PRIMAFAE BANK

BY: LYNETTE NELSON
TITLE: LOAN OFFICER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20 _____ BY LYNETTE NELSON, LOAN OFFICER OF PRIMAFAE BANK, ON BEHALF OF SAID BANK.

MY COMMISSION EXPIRES ON THE _____ DAY OF _____ A.D.

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS _____ DAY OF _____

BY RESOLUTION NO. _____

ATTEST: _____
OWNER